

**SUMTER COUNTY BOARD OF COMMISSIONERS
EXECUTIVE SUMMARY**

SUBJECT: Villages of Sumter - Unit 158 - Final Plat Approval

REQUESTED ACTION: Development Review Committee recommends approval.

☐ Work Session (Report Only)

DATE OF MEETING: 10/27/2009

☒ Regular Meeting

☐ Special Meeting

CONTRACT: ☒ N/A

Vendor/Entity: _____

Effective Date: _____

Termination Date: _____

Managing Division / Dept: _____

Planning

BUDGET IMPACT:

☐ Annual

FUNDING SOURCE: _____

☐ Capital

EXPENDITURE ACCOUNT: _____

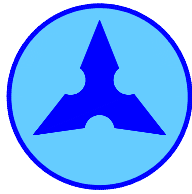
☒ N/A

HISTORY/FACTS/ISSUES:

The Development Review Committee (DRC) is comprised of staff from several county agencies and consulting engineers. The DRC meets weekly to review applications for Use and Development Permits. The DRC's recommendations are then forwarded to the BOCC. The plat was reviewed and found to be in compliance with the Land Development Code.

Villages of Sumter- Unit 158 - Major Development - Final Plat Approval

Property Owner: The Villages of Lake-Sumter, Inc. - Property Developer: The Villages of Lake-Sumter, Inc. - Property Agent: Farner, Barley and Associates, Inc. - Property Location: Accessed from St. Charles Place, between Units 150 & 157/The Villages - Total Acreage of Project: 84.02 acres MOL
Project Zoning: RPUD - Project Proposal: To plat a 109-lot/2 tract subdivision.



Via Hand Delivery
October 19, 2009

Ms. Sandy Cassels
Sumter County Planning & Zoning
and Building Department
209 North Florida Street
Bushnell, FL

**RE: VILLAGES OF SUMTER, UNIT 158 FINAL PLAT (RAI#1-F.B.A. JOB #
921141.1533)**

Dear Sandy:

Enclosed please find the following responses with regards to the above-referenced record plat submittal.

Surveyor comments dated July 30, 2008:

- 1. Recommend labeling section lines on all sheets**
Section lines have been added
- 2. PC at the POB...should this be a POC?**
Corrected point on curve has been labeled on the plat.
- 3. On Sheets 5 and 6 would like to see a "Detail" on L 179 & L 207.**
Details added.
- 4. Sheet 2- On the southwesterly boundary of subdivision you call for the distance 626.56' then continue the same bearing 276.61'; my question is: did you intend to insert "to the west line of the SW ¼..." between those calls?**
Yes, corrected.
- 5. At the POB: there appears to be a discrepancy between the written call and the map as to the radial line bearing.**
Corrected.
- 6. Last call to the POB: there is a slight discrepancy in the curve data when compared to the map, e.g.: CB = .17" / CH = .59" / L = .65' in written description.**
Corrected
- 7. L5 in Line Table could be reversed to SW to match written description.**
Corrected

8. **Sheet 4 –Details A & B should be larger and have Lot numbers and street name (see your map of VOS Unit 167 for example)**
Detail corrected.

Project Specialist comments dated July 16, 2008:

1. **The Title Opinion needs to be updated. (The Title Opinion can't be more than 45 days old from the DRC meeting date.)**
Title Opinion updated.
2. **The legal description on the Title Opinion and the Plat do not match. Starting at line #9 of the Title Opinion.**
See new legal.
3. **Record Plat must be submitted on Mylar Paper and all signatures must be in black ink.**
Record plat on mylar and signatures in black ink.
4. **Please make sure person signing the owner dedication has legal signing authority.**
Person signing has legal authority.
5. **The acreage on the Plat, Boundary Survey and Title Opinion state 84.04 acres. The acreage on the approved engineering states 26.45 acres. Please explain the differences in the acreage.**
The lots and roads are the same. Large portions of the adjoining golf course were platted with this unit, that were not on the construction plans, hence the different in acreage.
6. **The roads are named on Sheet 3, and are not named on Sheet 4. Please name roads.**
Roads named.
7. **The “Bearing Basis” is not marked on the Plat.**
See note on Sheet 1 and Key Map on Sheet 2.
8. **The radial line bearing N 06°13'15”W could not be located.**
Call has been removed and replaced in legal.

Clerk's comments dated August 5, 2008 :

1. **Calls were different on plat and legal description.**
Corrected.
2. **All signatures and seals in black ink.**
All signatures and seals are in black ink
3. **The following will be presented to the Clerk at time of recording**
 - A. **Original Plat on mylar paper to be used in this office by the public.**
Original Plat is on mylar

Springstead Engineering comments dated July 30, 2008 :

1. **Does the storm drain that runs through Lot 103, need an easement?**
Easement added.

Public Safety comments dated August 5, 2008:

NO COMMENTS

Enclosed please find the following:

- a. Original Mylar.
- b. One (1) copy of the final plat.
- c. Executed Restrictions
- d. Updated Title Opinion.

It is our understanding we are scheduled for the **October 27, 2009, BOCC Meeting**. Should you have any questions or for some reason can't meet this schedule, please contact our office as soon as possible.

Sincerely,
FARNER, BARLEY & ASSOCIATES, INC.

Alexander G. Duchart, P.S.M.

AGD/ns

encl. cc: Rita Deitrich w/ letter only
File

PREPARED BY:



VILLAGES OF SUMTER UNIT NO. 158

BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

SHEET 1 OF 6

PLAT BOOK _____
PAGE _____

LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

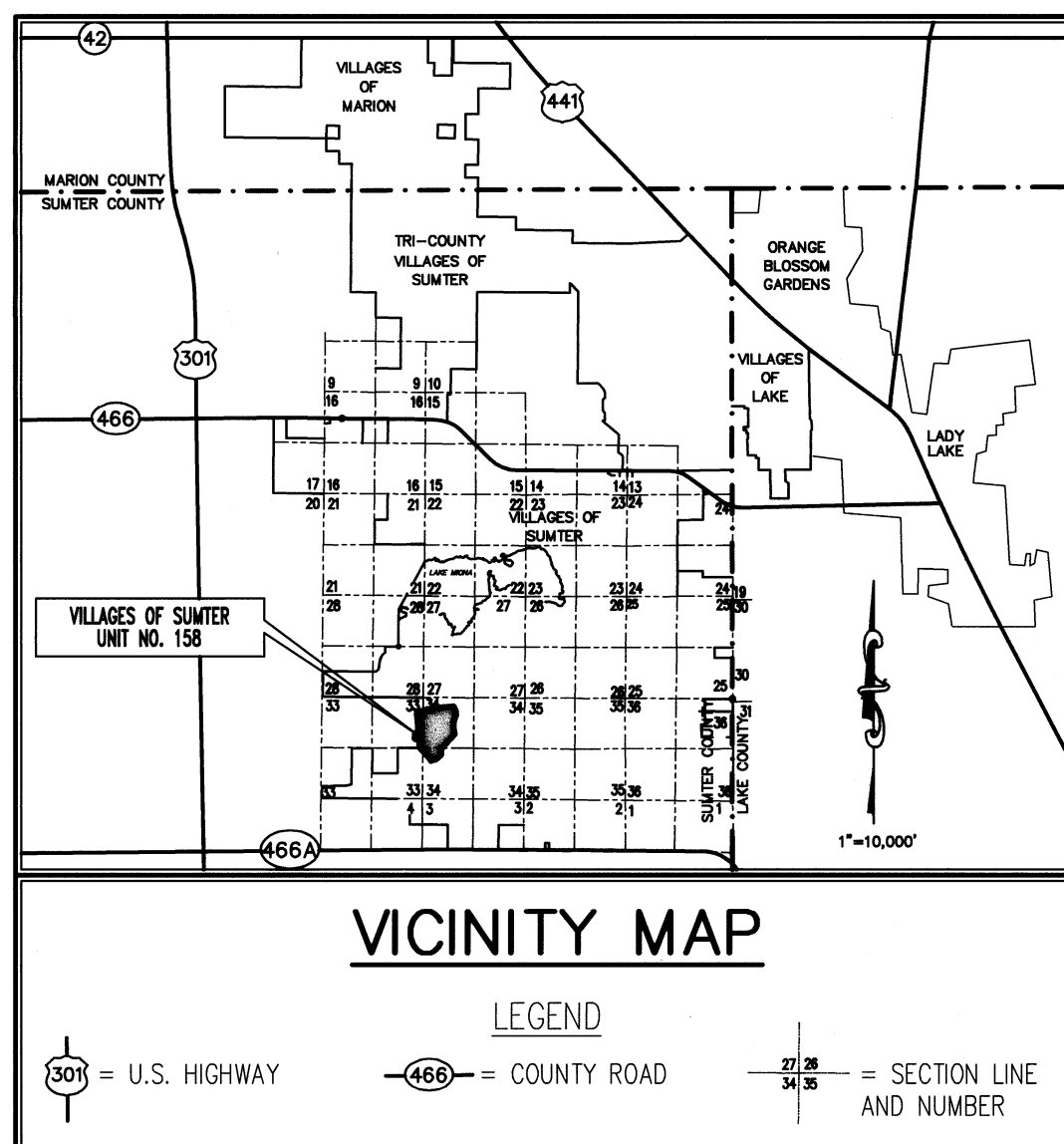
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE S00°25'46"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 THEREOF A DISTANCE OF 747.09 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF ST. CHARLES PLACE AS SHOWN ON VILLAGES OF SUMTER UNIT NO. 170 AS RECORDED IN PLAT BOOK 11, PAGES 18 THROUGH 18E, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING, ALSO BEING A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, TO WHICH A RADIAL LINE BEARS N17°32'31"W, A RADIAL DISTANCE OF 5,400.00 FEET; THENCE DEPARTING SAID WEST LINE, ALONG THE SOUTHERLY BOUNDARY OF SAID VILLAGES OF SUMTER UNIT NO. 170 AND ALONG THE SOUTHERLY BOUNDARY OF VILLAGES OF SUMTER UNIT NO. 166 AS RECORDED IN PLAT BOOK 11, PAGES 2 THROUGH 2A, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°19'16", A DISTANCE OF 1,066.99 FEET TO THE BOUNDARY OF VILLAGES OF SUMTER UNIT NO. 150 AS RECORDED IN PLAT BOOK 10, PAGES 29 THROUGH 29B, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY OF VILLAGES OF SUMTER UNIT NO. 150 AND THE SOUTHERLY RIGHT-OF-WAY OF ST. CHARLES PLACE THE FOLLOWING COURSES: N83°46'45"E, 548.07 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 335.00 FEET AND A CHORD BEARING AND DISTANCE OF S20°42'42"E, 140.47 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°12'13", A DISTANCE OF 141.51 FEET TO THE POINT OF TANGENCY; THENCE S32°48'49"E, 86.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 256.56 FEET; THENCE SOUTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 32°06'04", A DISTANCE OF 143.74 FEET TO THE POINT OF TANGENCY; THENCE S00°42'45"E, 89.65 FEET; THENCE S21°35'06"W, 151.52 FEET; THENCE S19°12'16"W, 204.84 FEET; THENCE S05°57'20"W, 303.98 FEET; THENCE S09°47'14"E, 379.51 FEET; THENCE S42°32'55"W, 1,023.87 FEET; THENCE S01°21'23"W, 316.82 FEET; THENCE DEPARTING SAID BOUNDARY OF VILLAGES OF SUMTER UNIT NO. 150, S48°56'37"W, 364.44 FEET; THENCE S58°32'41"W, 86.61 FEET; THENCE N31°27'19"W, 42.76 FEET; THENCE S66°46'19"W, 35.80 FEET; THENCE S66°09'27"W, 145.49 FEET; THENCE N08°10'54"E, 52.56 FEET; THENCE N42°18'37"W, 626.56 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE CONTINUE N42°18'37"W, 276.61 FEET; THENCE N02°06'27"E, 158.35 FEET; THENCE N10°10'44"E, 75.62 FEET; THENCE N03°54'25"W, 102.37 FEET; THENCE N26°35'45"W, 78.40 FEET; THENCE N59°15'59"W, 39.77 FEET; THENCE N74°39'47"W, 20.65 FEET; THENCE S81°19'19"W, 19.90 FEET; THENCE S70°39'26"W, 41.15 FEET; THENCE S80°32'46"W, 30.31 FEET; THENCE S90°00'00"W, 17.50 FEET; THENCE N72°47'54"W, 26.88 FEET; THENCE N56°59'59"W, 26.01 FEET; THENCE N35°49'40"W, 27.59 FEET; THENCE N02°40'54"W, 23.79 FEET; THENCE N08°19'56"E, 34.96 FEET; THENCE N16°01'55"E, 41.14 FEET; THENCE N05°04'05"E, 27.11 FEET; THENCE N01°02'04"W, 36.49 FEET; THENCE N06°08'59"E, 36.16 FEET; THENCE N16°53'41"E, 31.47 FEET; THENCE N44°00'09"E, 28.90 FEET; THENCE N65°56'37"E, 55.00 FEET; THENCE N80°23'19"E, 42.49 FEET; THENCE N89°06'45"E, 45.41 FEET; THENCE N00°07'30"W, 461.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1,650.00 FEET; THENCE NORTHERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 11°33'51", A DISTANCE OF 333.02 FEET TO THE POINT OF TANGENCY; THENCE N11°41'21"W, 195.28 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5,400.00 FEET AND A CHORD BEARING AND DISTANCE OF N70°34'16"E, 355.60 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°46'25", A DISTANCE OF 355.66 FEET TO THE POINT OF BEGINNING.

LESS

THAT LAND LYING IN SECTION 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE S00°25'46"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 THEREOF A DISTANCE OF 1,295.34 FEET; THENCE DEPARTING SAID WEST LINE, S89°34'14"E, 69.07 FEET TO THE POINT OF BEGINNING; THENCE S89°36'35"E, 125.00 FEET; THENCE N82°42'42"E, 358.38 FEET; THENCE N66°25'42"E, 258.18 FEET; THENCE N00°25'19"E, 91.42 FEET; THENCE N84°55'57"E, 226.04 FEET; THENCE S00°25'19"W, 314.03 FEET; THENCE S07°49'39"W, 53.77 FEET; THENCE S42°24'21"W, 136.07 FEET; THENCE S33°17'03"W, 72.82 FEET; THENCE S28°13'36"W, 70.69 FEET; THENCE S69°49'01"W, 162.31 FEET; THENCE S80°06'33"W, 88.69 FEET; THENCE S82°42'42"W, 535.98 FEET; THENCE N00°23'25"E, 470.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 84.02 ACRES, MORE OR LESS.



109 LOTS - 2 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:

- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST AS BEING S00°25'46"W.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL DISTANCES SHOWN ARE IN FEET.
- WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- THE REFERENCES TO "ROADS" IN THE SURVEYOR'S CERTIFICATION ARE EXPLAINED AS FOLLOWS: A "LOCAL ROAD" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT. B. "COLLECTOR ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE SUMTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT.
- TRACT "A" IS RESERVED BY THE DEVELOPER.
- TRACT "B" IS RESERVED BY THE VILLAGES WATER CONSERVATION AUTHORITY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY.
- THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____
PRINT NAME _____ REGISTRATION NO. _____

ALL RIGHT, TITLE AND INTEREST OF THE DEVELOPER IN THE ROADWAYS AS SHOWN ON THE PLAT OF THE VILLAGES OF SUMTER UNIT NO. 158 IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 (DISTRICT), RESERVING UNTO THE DEVELOPER ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, ENTRY FACILITIES, GOLF CART PATHS, SIGNAGE, GOLF CART BRIDGES AND AERIAL FAIRWAYS. THE DISTRICT BY ACCEPTING SUCH CONVEYANCE AGREES TO MAINTAIN THE ROADWAYS FOR TWO YEARS AFTER THE COUNTY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL
SIGNATURE _____
PRINT NAME _____
SIGNATURE _____
PRINT NAME _____

THE VILLAGES OF LAKE-SUMTER, INC.
BY: _____
SIGNATURE _____
John F. Wise, V.P.
PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF SUMTER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF OCTOBER 2009 BY JOHN F. WISE THE VICE PRESIDENT OF THE VILLAGES OF LAKE-SUMTER, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
Rita A. Deitrich
Commission #DD813045
Expires: NOV 20, 2012
1650 ATLANTIC BONDING CO., INC.
NOTARIAL SEAL
SERIAL / COMMISSION NUMBER DD813045

STATE OF FLORIDA, COUNTY OF SUMTER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF OCTOBER 2009, BY MARTIN L. DZURO THE VICE PRESIDENT OF THE VILLAGES OF LAKE-SUMTER, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
Rita A. Deitrich
Commission #DD813045
Expires: NOV 20, 2012
1650 ATLANTIC BONDING CO., INC.
NOTARIAL SEAL
PRINT NAME: Rita A. Deitrich SERIAL / COMM. NO. DD813045
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

STATE OF FLORIDA, COUNTY OF SUMTER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF OCTOBER 2009, BY JOHN F. WISE THE VICE PRESIDENT OF THE VILLAGES OF LAKE-SUMTER, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
Rita A. Deitrich
Commission #DD813045
Expires: NOV 20, 2012
1650 ATLANTIC BONDING CO., INC.
NOTARIAL SEAL
PRINT NAME: Rita A. Deitrich SERIAL / COMM. NO. DD813045
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

STATE OF FLORIDA, COUNTY OF SUMTER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF OCTOBER 2009, BY JOHN F. WISE THE VICE PRESIDENT OF THE VILLAGES OF LAKE-SUMTER, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
Rita A. Deitrich
Commission #DD813045
Expires: NOV 20, 2012
1650 ATLANTIC BONDING CO., INC.
NOTARIAL SEAL
PRINT NAME: Rita A. Deitrich SERIAL / COMM. NO. DD813045
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

STATE OF FLORIDA, COUNTY OF SUMTER
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF OCTOBER 2009, BY MARTIN L. DZURO THE VICE PRESIDENT OF THE VILLAGES OF LAKE-SUMTER, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AND DID NOT TAKE AN OATH.

NOTARY PUBLIC - STATE OF FLORIDA
Rita A. Deitrich
Commission #DD813045
Expires: NOV 20, 2012
1650 ATLANTIC BONDING CO., INC.
NOTARIAL SEAL
PRINT NAME: Rita A. Deitrich SERIAL / COMM. NO. DD813045
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

CERTIFICATE OF APPROVAL BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON _____ 20____ THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SUMTER COUNTY, FLORIDA, AND SO RECORDED IN THE MINUTES OF SAID MEETING.

PRINT NAME _____ ATTEST: PRINT NAME _____
CHAIRMAN OF THE BOARD _____ CLERK OF THE BOARD _____
SIGNATURE _____ SIGNATURE _____
CHAIRMAN OF THE BOARD _____ CLERK OF THE BOARD _____

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING A FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER (P.S.M.), DOES HEREBY CERTIFY THAT ON SEPT. 28 2009 HE COMPLETED THE SURVEY OF THE LANDS DESCRIBED HEREON, VILLAGES OF SUMTER UNIT NO. 158; THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS HEREIN DESCRIBED AND PLATTED; THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT THE PLAT INCLUDES 4851 LINEAR FEET OF PLATTED STREETS, OF WHICH THERE ARE 4851 LINEAR FEET OF LOCAL ROADS AND 0 LINEAR FEET OF COLLECTOR ROADS (AS MEASURED ALONG THE CENTERLINE THEREOF.)

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709
ALEXANDER G. DUCHART
REGISTRATION NO. 5998

OCT 19/2009
DATE

WITNESSES:
(1) _____
SIGNATURE _____
JENNIFER A. PETERS
PRINT NAME _____
(2) _____
SIGNATURE _____
Rita Deitrich
PRINT NAME _____

THE VILLAGES OPERATING COMPANY
BY: _____
SIGNATURE _____
Martin L. Dzuro, V.P.
PRINT NAME / TITLE

WITNESSES:
(1) _____
SIGNATURE _____
JENNIFER A. PETERS
PRINT NAME _____
(2) _____
SIGNATURE _____
Rita Deitrich
PRINT NAME _____

THE VILLAGES OF LAKE-SUMTER, INC.
BY: _____
SIGNATURE _____
JOHN F. WISE V.P.
PRINT NAME / TITLE

WITNESSES:
(1) _____
SIGNATURE _____
JENNIFER A. PETERS
PRINT NAME _____
(2) _____
SIGNATURE _____
LESTER COAGINS
PRINT NAME _____

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8
BY: _____
SIGNATURE _____
DWAYNE CLARKE
PRINT NAME / TITLE

THE VILLAGES WATER CONSERVATION AUTHORITY, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

BY: THE VILLAGES OPERATING COMPANY, A FLORIDA CORPORATION, ITS MANAGER

BY: _____
SIGNATURE _____
Martin L. Dzuro, V.P.
PRINT NAME / TITLE

CERTIFICATE OF PLANNING AND DEVELOPMENT

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE IN SUMTER COUNTY, FLORIDA, ARE ZONED PROPERLY FOR THE USE PLATTED AND THAT THE SUBDIVISION HAS PROCEEDED THROUGH THE DEVELOPMENT REQUIREMENTS OF SUMTER COUNTY, FLORIDA.

THIS IS TO CERTIFY THAT ON _____, 20____, PLANNING AND DEVELOPMENT APPROVED THE FOREGOING PLAT.

PRINT NAME _____ SIGNATURE _____
PLANNING AND DEVELOPMENT

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ 20____ AT _____ FILE NUMBER _____ PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME _____ SIGNATURE _____
DEPUTY CLERK DEPUTY CLERK

VILLAGES OF SUMTER UNIT NO. 158

BEING A PORTION OF SECTIONS 33 AND 34,
TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

KEY MAP

SHEET 2 OF 6

PLAT BOOK
PAGE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BNG.	CHORD
C1	39.27'	25.00'	90°00'00"	N51°13'15"W	35.36'	
C2	39.27'	25.00'	90°00'00"	S38°46'45"W	35.36'	
C3	56.34'	5400.00'	0°35'52"	S72°45'25"W	56.34'	
C4	15.71'	5400.00'	0°10'00"	S73°08'21"W	15.71'	

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	20.65'	N74°39'47"W	L8	23.82'	N29°58'07"W
L2	19.90'	S81°19'19"W	L9	75.84'	S48°56'37"W
L3	41.15'	S70°39'26"W	L10	3.24'	N89°36'35"W
L4	30.31'	S80°32'46"W	L11	35.64'	N29°58'07"W
L5	17.50'	S90°00'00"W	L12	33.86'	N60°01'53"E
L6	26.88'	N72°47'54"W	L13	29.23'	S60°01'53"E
L7	45.52'	S66°46'19"W	L14	13.33'	S16°10'56"W
			L15	14.67'	S67°22'50"W

TRACT	SQ. FT.	ACREAGE
A	2,503,425	57.47
B	4,982	0.11

LEGEND

- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4709)
- INDICATES P.C. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.09(19) FLORIDA STATUTES. (SEE NOTE #3)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- BNG INDICATES BEARING
- Δ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CD INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PB INDICATES PLAT BOOK
- PC INDICATES PAGE
- PS INDICATES PAGES
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- R/W INDICATES RIGHT-OF-WAY
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INGRESS/EGRESS AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING IN PLACE AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- U.E. INDICATES UTILITY EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INGRESS/EGRESS AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES.
- E.E. INDICATES EMERGENCY EASEMENT FOR INGRESS AND EGRESS BY PROVIDERS OF FIRE, LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL, RESERVING THEREFROM FOR THE BENEFIT OF THE DEVELOPER AND ITS ASSIGNS AN EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR GOLF CARTS PROVIDED NO UTILITY SYSTEMS OR OTHER IMPROVEMENTS LOCATED WITHIN THE EASEMENT INTERFERE WITH THE INGRESS AND EGRESS RIGHTS HEREBY GRANTED.

VILLAGES OF SUMTER
UNIT NO. 170
PLAT BOOK 11
PAGES 18-18E

PROPOSED
VILLAGES OF SUMTER
UNIT NO. 157
(UNPLATTED)

PROPOSED
VILLAGES OF SUMTER
UNIT NO. 156
(UNPLATTED)

PROPOSED
VILLAGES OF SUMTER
UNIT NO. 151
(UNPLATTED)

VILLAGES OF SUMTER
UNIT NO. 150
PLAT BOOK 10
PAGES 29-29B

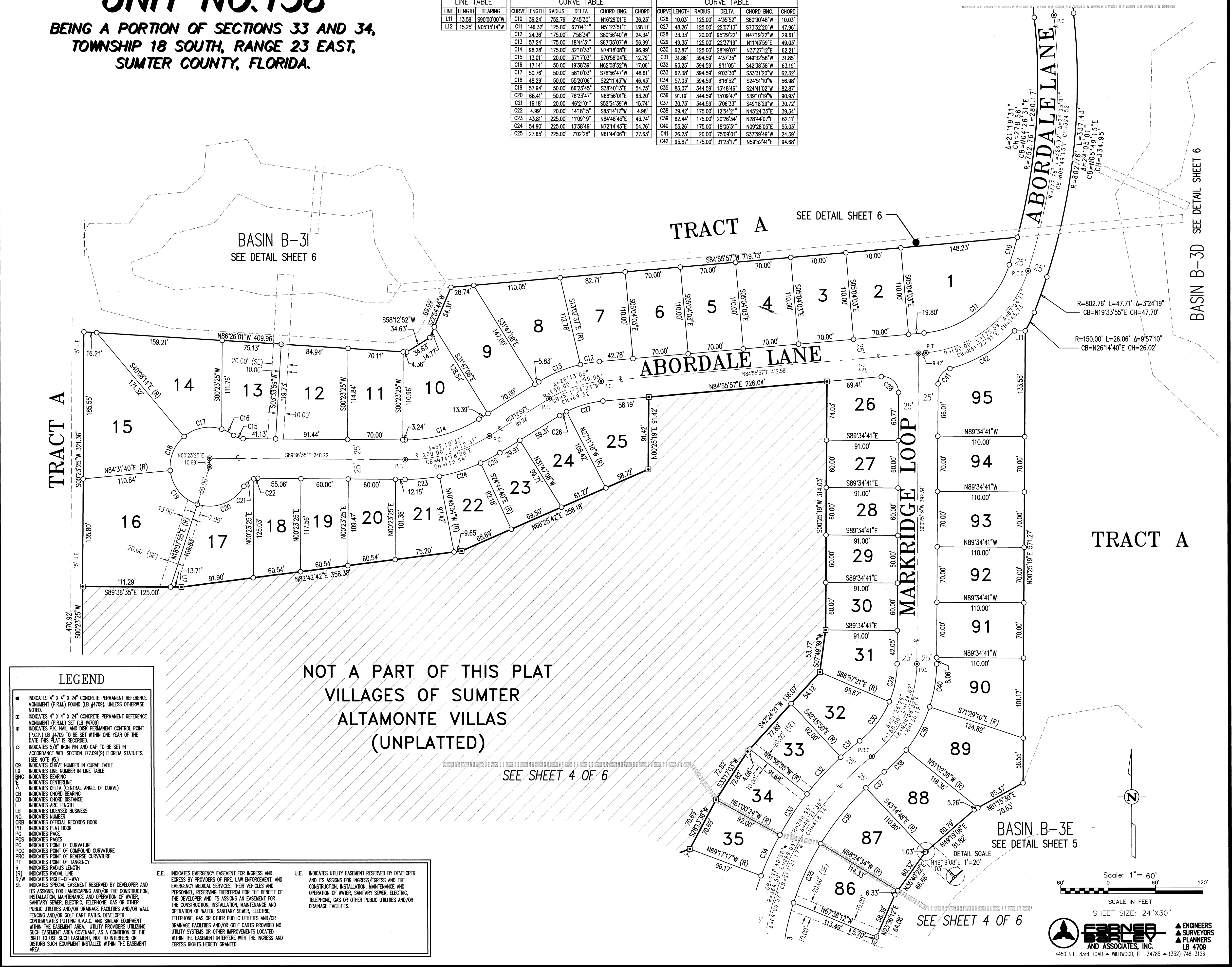
Scale: 1" = 150'
150' 0 150' 300'
SCALE IN FEET
SHEET SIZE: 24"x30"

ERNER
AND ASSOCIATES, INC.
4450 N.E. 83rd Road - WILDLAND, FL 34785 - (352) 748-3126
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

**BEING A PORTION OF SECTIONS 33 AND 34,
TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.**

BASIN B-3D SEE DETAIL SHEET 6

LINE TABLE		CURVE TABLE					CURVE TABLE				
LINE	BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.
L11	13.59°	S90°00'00"W					C26	10.03°	125.00'	4'35.52"	S60°30'48"W
L12	14.32°	S90°00'00"W					C27	48.36°	125.00'	220°71'35"	S73°52'20"W
L13	15.25°	N05°15'14"W					C28	33.23°	125.00'	95°52'22"	N14°9'22"W
							C29	49.35°	125.00'	233°71'19"	N11°43'59"W
							C30	62.87°	125.00'	282°37'12"	N37°72'12"E
							C31	31.86°	394.59'	437°35'35"	S49°32'58"W
							C32	63.59°	394.59'	911'05"	S42°38'38"W
							C33	62.38°	394.59'	903'30"	S33°31'20"W
							C34	57.03°	394.59'	816'52"	S24°51'10"W
							C35	83.07°	394.59'	1348'46"	S244°02'10"E
							C36	91.30°	344.59'	1509'47"	S391°01'19"W
							C37	39.73°	394.59'	506'33"	S4918'29'30"W
							C38	30.42°	175.00'	1254'21"	N45°24'35"E
							C39	62.44°	175.00'	2026'34"	N284°00'47"E
							C40	55.26°	175.00'	1805'31"	N09°28'05"E
							C41	26.23°	200'	7509'01"	S3759'49"E
							C42	95.87°	175.00'	131'23'17"	N58°52'41"E



VILLAGES OF SUMTER UNIT NO. 158

BEING A PORTION OF SECTIONS 33 AND 34,
TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

SHEET 4 OF 6

PLAT BOOK

PAGE

NOT A PART OF THIS PLAT
VILLAGES OF SUMTER
ALTAMONTE VILLAS
(UNPLATTED)

SEE SHEET 3 OF 6

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C31	31.86	394.59	43°35'	S49°32'58"W	31.85
C32	63.25	394.59	91°10'	S42°38'38"W	63.19
C33	62.38	394.59	90°33'	S33°31'20"W	62.32
C34	57.03	394.59	81°52'	S24°51'10"W	56.98
C35	83.07	344.59	134°48'	S24°41'02"W	82.87
C36	91.19	344.59	150°47'	S39°10'19"W	90.93
C37	30.73	344.59	50°33'	S49°18'29"W	30.72
C38	39.42	175.00	12°54'21"	N45°24'35"E	39.34
C50	80.70	180.00	25°41'10"	S82°39'36"W	80.02
C51	61.83	394.59	8°58'41"	S16°13'23"W	61.77
C52	29.24	20.00	83°48'07"	N53°37'07"E	26.71
C53	40.50	205.00	11°19'09"	S89°50'36"W	40.43
C54	51.40	205.00	14°22'01"	S77°00'01"W	51.27
C55	13.88	50.00	15°54'31"	S81°51'45"W	13.84
C56	41.68	50.00	47°45'27"	S30°01'46"W	40.48
C57	45.48	50.00	52°06'49"	S19°54'22"E	43.93
C58	41.68	50.00	47°45'27"	S89°50'29"E	40.48
C59	75.91	50.00	86°59'30"	N42°47'02"E	68.83
C60	8.72	25.00	18°58'51"	S09°16'42"W	8.67
C61	22.06	25.00	50°32'53"	S44°32'34"W	21.35
C62	15.44	155.00	8°42'26"	S72°40'14"W	15.43
C63	54.05	155.00	19°58'43"	S85°30'49"W	53.77
C64	29.24	20.00	83°48'07"	N42°36'46"W	26.71
C65	75.71	394.59	10°39'34"	S06°13'29"E	75.59
C66	37.41	394.59	5°25'55"	S14°28'14"E	37.40
C67	55.99	50.00	64°09'16"	N14°55'26"E	53.11
C68	24.69	100.00	14°08'51"	N39°55'39"E	24.63
C69	53.12	100.00	30°26'08"	N17°38'10"E	52.50
C70	34.16	100.00	19°34'18"	N07°22'03"W	33.99
C71	34.61	344.59	5°45'20"	S14°16'32"E	34.60
C72	77.28	344.59	12°50'59"	S04°58'22"E	77.12
C73	98.19	344.59	16°19'32"	S09°36'53"W	97.85
C74	11.73	205.00	3°16'41"	N48°38'25"E	11.73
C75	82.61	205.00	17°29'35"	N59°01'42"E	82.37
C76	64.41	205.00	18°00'08"	N78°46'44"E	64.15
C77	2.77	205.00	0°48'28"	N86°10'02"E	2.77
C78	2.19	100.00	1°15'21"	N87°10'06"E	2.19
C79	57.41	100.00	32°53'44"	S75°44'31"E	56.63
C80	57.41	100.00	32°53'44"	S42°50'47"E	56.63
C81	44.15	100.00	25°17'47"	S13°45'02"E	43.79
C82	68.26	155.00	25°41'01"	N13°43'08"W	67.71
C83	34.95	100.00	20°01'23"	S16°19'27"E	34.77
C84	53.38	100.00	30°35'09"	S08°58'49"W	52.75
C85	53.80	100.00	30°49'24"	S39°41'06"W	53.15
C86	48.20	100.00	27°36'55"	S68°54'15"W	47.73
C87	39.58	100.00	22°40'31"	N85°57'02"W	39.32
C88	49.24	100.00	28°12'44"	N60°30'25"W	48.74
C89	35.02	100.00	20°03'54"	N36°22'06"W	34.84
C90	0.88	437.00	0°06'55"	N26°16'42"W	0.88
C91	66.86	437.00	8°45'59"	N21°50'15"W	66.80
C92	66.86	437.00	8°45'59"	N13°04'16"W	66.80
C93	57.86	437.00	7°35'08"	N04°53'42"E	57.81
C94	84.43	155.00	31°12'36"	S16°42'26"E	83.39
C95	35.15	20.00	100°41'12"	S82°39'20"E	30.80
C96	29.19	20.00	83°38'43"	N05°11'43"E	28.66
C97	107.00	155.00	39°33'11"	N66°46'40"E	104.89
C98	80.58	50.00	92°20'36"	S47°16'26"E	72.14
C99	35.13	205.00	9°49'09"	N06°00'42"W	35.09
C100	54.35	205.00	15°11'25"	N18°30'59"W	54.19
C101	0.80	205.00	0°13'27"	N26°13'25"W	0.80
C102	95.16	50.00	109°02'51"	S28°11'17"W	81.44
C103	61.92	50.00	70°57'09"	N61°48'43"W	58.04
C104	32.31	387.00	4°46'59"	N23°56'39"W	32.30
C105	75.66	387.00	11°12'08"	N15°57'06"W	75.54
C106	62.47	387.00	9°14'54"	N08°43'35"W	62.40
C107	22.82	205.00	6°22'41"	S04°17'28"E	22.81
C108	54.43	205.00	13°12'41"	S15°05'09"E	54.27
C109	49.80	205.00	13°55'08"	S29°39'04"E	49.68

LEGEND

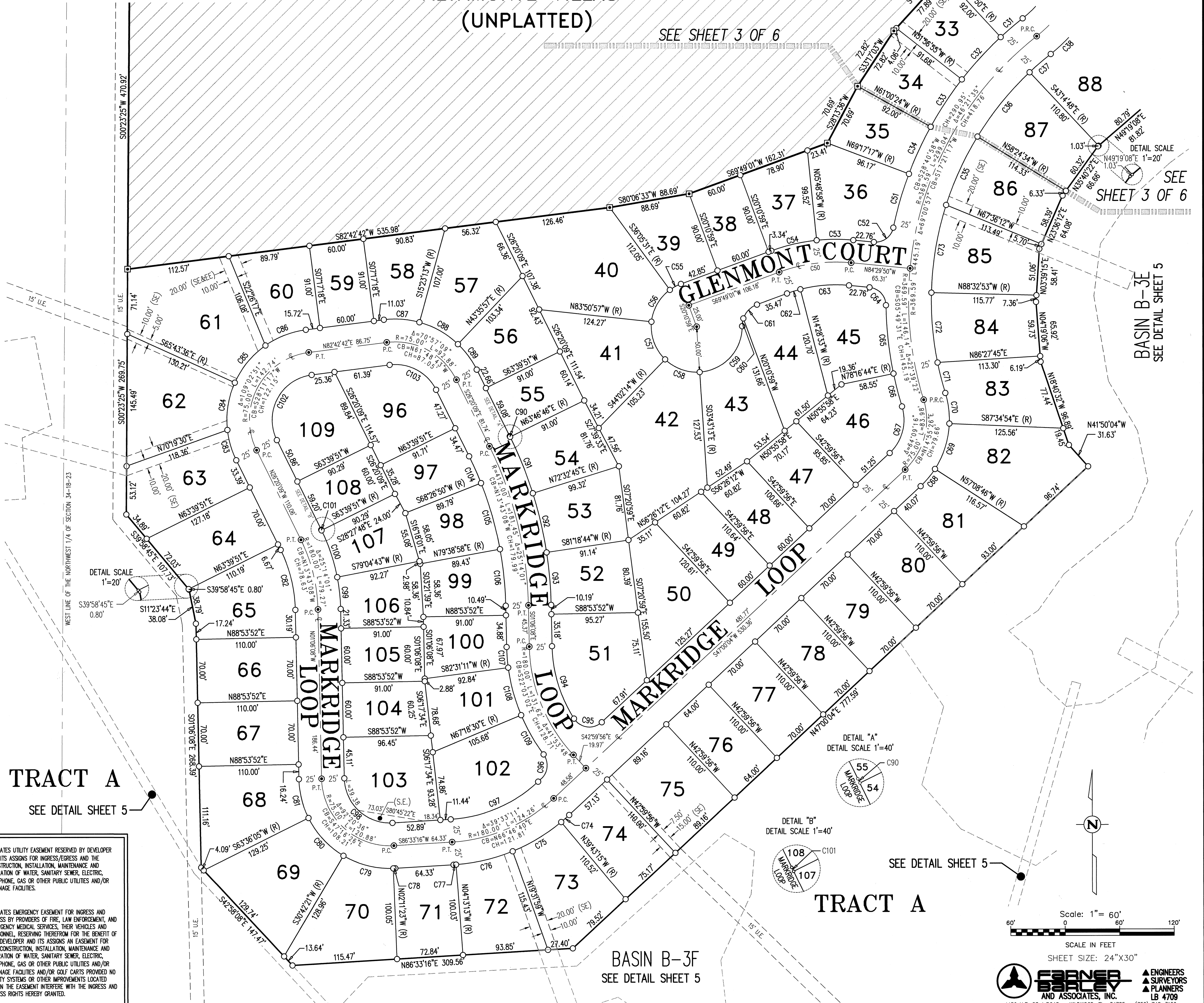
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB #4709) TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.08(9) FLORIDA STATUTES. (SEE NOTE #5.)
- INDICATES CURVE NUMBER IN CURVE TABLE
- INDICATES LINE NUMBER IN LINE TABLE
- INDICATES BEARING
- INDICATES CENTERLINE
- INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- INDICATES CHORD BEARING
- INDICATES CHORD DISTANCE
- INDICATES ARC LENGTH
- INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
| OR | INDICATES OFFICIAL RECORDS BOOK |
| PB | INDICATES PLAT BOOK |
| PG | INDICATES PAGE |
| PCS | INDICATES POINT OF CURVATURE |
| PCC | INDICATES POINT OF COMPOUND CURVATURE |
| PRC | INDICATES POINT OF REVERSE CURVATURE |
| PT | INDICATES POINT OF TANGENCY |
| R | INDICATES RADIUS LENGTH |
| (R) | INDICATES RADIAL LINE |
| SE | INDICATES RIGHT-OF-WAY |
| SE | INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INGRESS/EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR GOLF CART PATHS. DEVELOPER CONTINGENTLY PUTTING IN PLACE, UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA. |

TRACT A

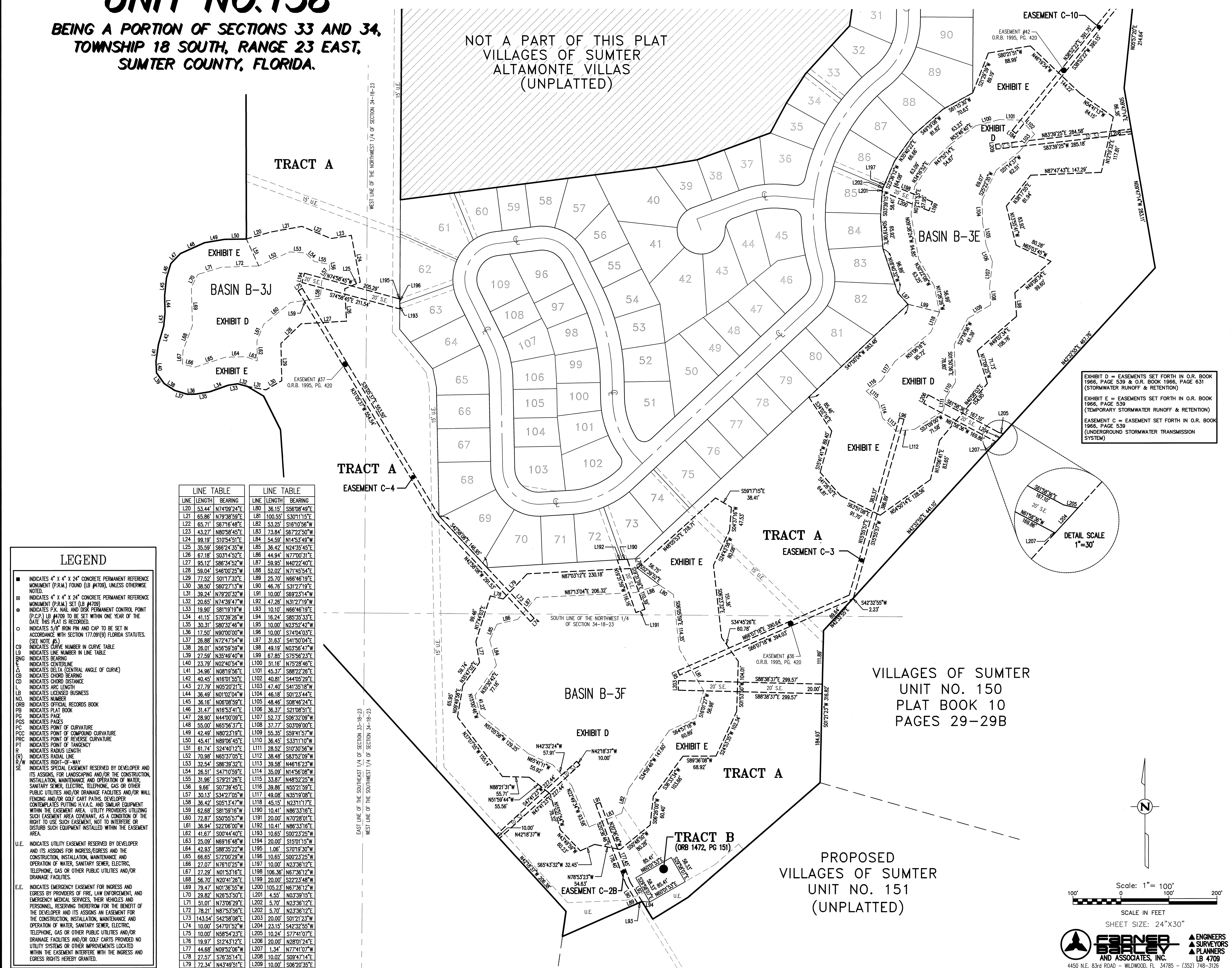
SEE DETAIL SHEET 5

U.E. INDICATES UTILITY EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INGRESS/EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES.

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**BEING A PORTION OF SECTIONS 33 AND 34,
TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.**

PLAT BOOK
PAGE _____

VILLAGES OF SUMTER UNIT NO. 158

BEING A PORTION OF SECTIONS 33 AND 34,
TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

SHEET 6 OF 6

PLAT BOOK _____
PAGE _____

